

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

6834-389-040

DEED

Individual

1844 Bk:958 Pg:9

KNOW ALL MEN BY THESE PRESENTS, that **CYNTHIA T. BURTON** (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, to the Grantor in hand paid at and before the sealing of these presents by **MARJORIE S. BRADY** (hereinafter called "Grantee") the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these

presents do grant, bargain, sell and release unto the Grantee, his heirs, successors and assigns:

All and singular that certain piece, parcel or lot of land, together with improvements thereon situate, lying and being in the County of Greenwood, State of South Carolina, being more particularly shown and designated as Lot No. B-4 of Saddle Hill Subdivision, Phase I on plat thereof prepared by Eugene M. Adams, RLS and recorded in Plat Book 56, at Page 118, in the Office of the Clerk of Court for Greenwood County, which said plat is incorporated herein by reference and made part and parcel hereof. According to said plat of survey, Lot B-4 contains 2.47 acres. Reference is made to the aforesaid plat for a more full and accurate description.

The within described property is subject in every respect to existing easements and rights of way for roads, drains, sewers and utilities of record or in place, and is also subject to restrictions of record, and as amended.

Subject to the Restrictive Covenants and Conditions for Saddle Hill Subdivision recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 323, at Page 29, and all supplements filed thereafter.

This is the identical property conveyed to Cynthia T. Burton by deed of Harold Burton Realty, Inc., recorded May 31, 2005, in Deed Book 910, at Page 75, in the OCC for Greenwood County.

Deliver To: T & A

Grantee's Mailing Address: 107 BRIDLE COURT, GREENWOOD, SC 29646

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

**TOGETHER** with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and Singular the said Premises before mentioned unto the said Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind himself and his heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his Heirs, Successors and Assigns against him and his heirs, successors and assigns, and any person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

1844 Bk:958 Pg:10

Date: This 16TH DAY OF FEBRUARY, 2006

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Lee Jones  
Witness #1

W.D. Tinsley Jr  
Witness #2

Cynthia T. Burton  
CYNTHIA T. BURTON

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENWOOD

PERSONALLY appeared before me the undersigned witness who, being first duly sworn, says that (s)he saw the within-named Grantor sign, seal, and deliver the within Deed; and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

Lee Jones  
Witness #1

Sworn to before me this 16TH  
Day of FEBRUARY, 2006.

W.D. Tinsley Jr  
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: 6-7-2014

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. Property located at 107 BRIDLE COURT, GREENWOOD, SC 29646 bearing GREENWOOD County Tax Map Number transferred by CYNTHIA T. BURTON and to MARJORIE S. BRADY and on 02/16/06.
3. Check one of the following: The Deed is:
  - (a) x Subject to the Deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_\_\_ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) \_\_\_\_\_ Exempt from the deed recording fee because (See information section of affidavit):  
(If Exempt, please skip items 4-7 and go to item 8 of this affidavit)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit).
  - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$248,900.00.
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_
5. Check Yes \_\_\_\_\_ or No x to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.

The deed recording fee is computed as follows:

- |     |  |                     |
|-----|--|---------------------|
| (a) | Place the amount listed in item 4 above here:  | \$248,900.00        |
| (b) | Place the amount listed in item 5 above here:<br>(if no amount is listed, place zero here) | _____               |
| (c) | Subtract Line 6(b) from Line 6(a) and place result here                                    | <u>\$248,900.00</u> |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ \_\_\_\_\_
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as grantor
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Cynthia T. Burton  
Responsible Person Connected with the Transaction

Sworn to before me this 16  
day of Feb., 2006

W. D. Tinsley Jr.  
Notary Public for South Carolina  
My Commission Expires: 6-7-2014

\_\_\_\_\_  
Print or Type Name Here

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, the other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are Deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A 'family partnership' is a partnership whose partners are all members of the same family. A 'family trust' is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. 'Family' means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A 'charitable entity' means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed;